

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- June 15, 1966

Appeal #8677 Dupont Circle Associates on behalf of Stables Restaurant,
appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following
Order was entered on June 22, 1966.

EFFECTIVE DATE OF ORDER: July 1, 1966

ORDERED:

That the appeal of Dupont Circle Associates for permission to provide accessory automobile parking spaces at the rear of 2119 "O" Street, N.W., on lots 54 and part of lots 83, 82, 81, 53, 51, 52, 49, 48, 819 and 820, Square 68, to serve the Stables Restaurant at 2123 Twining Court, N.W., be granted subject to the conditions hereinafter set forth:

As a result of inspection of the property by the Board and from the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) Appellant appeared before the Board of Zoning Adjustment at the April 13, 1966 public hearing and presented a plan for 30 parking spaces in the proposed parking lot at the rear of 2119 "O" Street, N.W.

(2) After the hearing on April 13, 1966, the Board denied the appellant's appeal. On May 18, 1966, prior to the entering of a formal Order, appellant appeared before the Board on application for rehearing. By letter dated June 2, 1966, the Board of Zoning Adjustment notified appellant that on May 31, 1966 the Board in Executive Session voted to deny the request for rehearing. However, appellant was also notified that the Board would reconsider the case at the June 15, 1966 public hearing in light of any additional data which would be submitted. Specifically, the Board requested that appellant submit new plans showing a reduction in the number of parking spaces on the proposed accessory parking lot, the eliminated spaces to be those adjacent the Mar Salle Nursing Home. In addition, the Board required a masonry wall starting where the existing brick wall ends, next to the Mar Salle parking lot and running for a distance of approximately 35 feet toward "O" Street, when it should turn and continue parallel to "O" Street for approximately 115 feet.

(3) On June 15, 1966 appellant appeared before the Board of Zoning Adjustment in public hearing and presented revised lot plans complying with the Board's directions. The new plans show a reduction of seven (7) parking spaces and also show the proposed masonry walls.

(4) It is economically impracticable to locate parking spaces within the principal building at premises 2123 Twining Court, N.W. because of the restricted size of lot caused by adverse adjoining ownership and substantial improvements on such lot.

(5) The proposed parking lot is so designed that all facilities in relation thereto are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions. The Director, Department of Highways and Traffic, has no objection to the approval of this appeal.

(6) Objection was made to this appeal at the public hearing on June 15, 1966.

OPINION:

The Board is of the opinion that the granting of this appeal, subject to the conditions hereinafter set forth is in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and maps.

This Order is subject to applicant's compliance with the following conditions:

(a) The parking lot shall comply to the revised plans (Exhibit 15) submitted to the Board in public hearing on June 15, 1966, including the 42" masonry wall.

(b) The parking area shall be properly surfaced and drained with an all-weather impervious material.

(c) If the lot is to be lighted, it shall be done with lights so arranged that they will cause no glare into adjoining property.

(d) The Board of Zoning Adjustment reserves the right to direct revocation of any occupancy permit issued upon a proper showing that the terms and conditions of this order have been violated.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 16, 1970

Appeal No. 8677 Dupont Circle Associates, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following AMENDMENT in the Order of the Board was entered at the meeting of September 22, 1970.

EFFECTIVE DATE OF AMENDMENT - Oct. 14, 1970

ORDERED:

That the appeal for permission to provide accessory automobile parking spaces at the rear of 2119 O Street, NW., Lots 54 and part of lots 83,82,81,53,51,49,48,819 and 820, Square 68, to serve the Stables Restaurant at 2123 Twining Court, NW. having been granted, the Order effective July 1, 1966 is amended to include public hall parking on the same premises.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
PATRICK E. KELLY
Secretary of the Board

THAT THE AMENDMENT IN THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS AMENDMENT.